



1 Betley Hall Gardens, Betley

£625,000 Freehold



The spacious dual-aspect living room stretches the full depth of the property and features a large front bay window, French doors opening onto the south-west facing garden. • The property offers five well-proportioned bedrooms, including four doubles and a versatile single bedroom, with the master benefiting from built-in wardrobes and a private en-suite. • The thoughtfully designed layout includes a large entrance hall, multiple reception rooms, a well-equipped kitchen with breakfast bar, a separate utility room, a conservatory, and double garage. • The generous rear garden provides an ideal setting for entertaining, relaxing in the sun, or enjoying al fresco dining. • A substantial driveway offers parking for three to four vehicles in addition to the integral double garage.



Situated in the picturesque village of Betley, this impressive five-bedroom detached home offers generous proportions, versatile living space and an abundance of natural light throughout – ideal for modern family living.

The property opens into a spacious entrance hall, beautifully illuminated by windows to the front aspect. This welcoming space provides access to the living room, dining room, kitchen, study and a convenient ground floor WC. A practical storage cupboard beneath the stairs offers the perfect place to keep shoes and coats neatly tucked away, helping to maintain a clutter-free entrance.

The living room is a standout feature of the home, stretching the full depth of the property. Dual-aspect windows flood the room with light, including a large bay window to the front and French doors opening onto the south-west facing garden. This layout creates a seamless connection between indoor and outdoor spaces, perfect for entertaining or relaxing with family. A feature fireplace adds warmth and character, giving the room a cosy yet spacious feel.

The dining room is another generously sized reception room, comfortably accommodating a dining table for eight along with additional furniture, making it ideal for both formal occasions and everyday meals.

The kitchen is well-equipped with ample cupboard space and a practical breakfast bar for casual dining. Integrated appliances include a double oven, microwave, freezer and dishwasher, with additional space for a fridge neatly positioned around the corner. From the kitchen, a hallway leads to the utility room, conservatory and integral double garage, creating a highly practical flow to the rear of the home.

The utility room provides space for a washing machine and dryer and houses the boiler for the gas central heating system. The conservatory, accessed off the same hallway, is a bright and relaxing space with French doors opening out to the garden – perfect for unwinding while enjoying views of the outdoor space. Internal access to the double garage adds further convenience and secure storage.

Upstairs, the master bedroom is a spacious double complete with built-in wardrobes and a private en-suite featuring a bath with overhead shower. Bedroom two is similar in size and benefits from dual-aspect windows, creating a wonderfully light and airy atmosphere. Bedrooms three and four are both comfortable doubles, with bedroom three enjoying the advantage of built-in wardrobes. Bedroom five is a single room, ideal for guests, a nursery or hobbies.

The main family bathroom is well-appointed with both a separate bath and shower, offering flexibility for busy households. A further WC and an airing cupboard complete the upstairs accommodation.

Externally, the property boasts a large rear garden – perfect for socialising in the sun, entertaining guests or enjoying al fresco dining. To the front, a generous driveway provides parking for three to four vehicles.

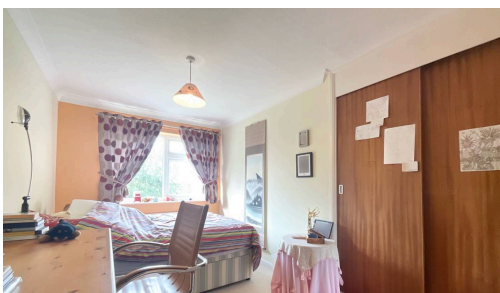


Situated in the picturesque village of Betley, this impressive five-bedroom detached home offers generous proportions, versatile living space and an abundance of natural light throughout. Council Tax band: F

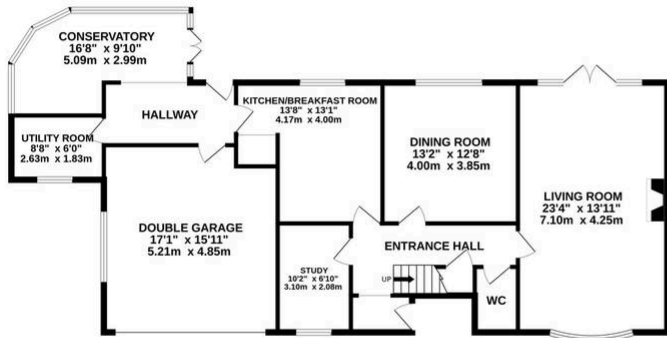
Tenure: Freehold

EPC Energy Efficiency Rating: D

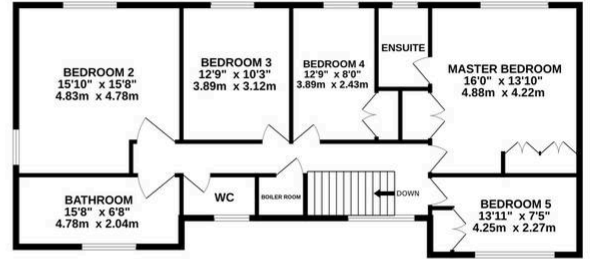
EPC Environmental Impact Rating: D



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.

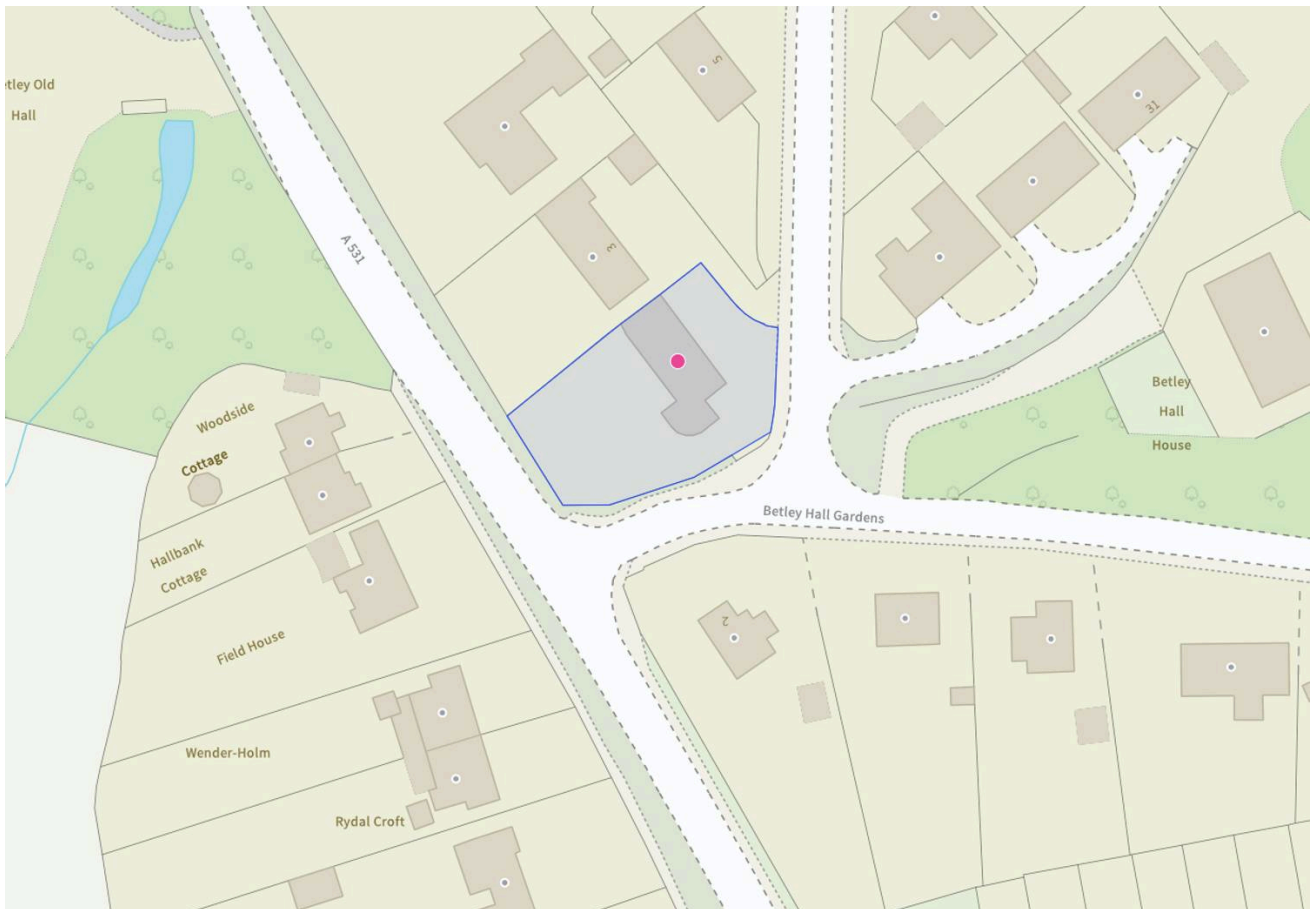


1ST FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 2517 sq.ft. (233.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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